

**MINUTES OF THE
WILLIAMSON COUNTY PLANNING COMMISSION
MEETING OF MARCH 9, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Robert Medaugh
Tom Murdic
Paul Pratt
Pete Mosley
Jack Walton
Brian Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planning Coordinator
Debbie Smith, Administrative Assistant
Sheila Myers, Planning Secretary
Kristi Earwood, County Attorney's Office
Jeff Moseley, County Attorney's Office

The Williamson County Regional Planning Commission met in regular session Thursday, March 9, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Lamb were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

- Withdrawals from the agenda:
 - Item #20 (Site Plan St. Ignatius Orthodox Church)
 - Item #22 (Site Plan Fernvale Community Church)
 - Item #27 (Silver Stream Farms, Phase 3)
 - Item #29 (Black Hawk, Phase 3)
 - Item #34 (Songbird Springs, Lot 1-7)
 - Item #35 (Songbird Springs, Lot 8-13)
 - Item #36 (Stockett Creek, Section 2)
- Request to move Item #32 prior to Item #26.
- Planner Position has been offered to applicant, but no formal acceptance has been received.
- County Attorney, Kristi Earwood will be leaving to pursue her own firm and Jeff Moseley will be replacing her at least temporarily.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 9, 2006, meeting. A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Cain. The motion passed unanimously.

CONSENT AGENDA:

Commissioner Pratt recused himself from voting.

BONDS:

1. **Breckston Park, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$153,000
Recommendation: Extend in the current amount for six (6) months.
2. **Heritage Pointe** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000
Recommendation: Release the Bond.

3. **Kinnard Springs, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$95,000
Recommendation: Reduce to maintenance in the amount of \$50,000 for a period of one (1) year.
4. **Laurelbrooke, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000
Recommendation: Extend in the current amount for six (6) months.
5. **Laurelbrooke, Section 11-B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000
Recommendation: Extend in the current amount for six (6) months.
6. **Laurelbrooke, Section 11-C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$39,000
Recommendation: Extend in the current amount for six (6) months.
7. **Laurelbrooke, Section 11-F** – Performance Bond for Roads, Drainage and Erosion Control - \$246,000
Recommendation: Extend in the current amount for six (6) months.
8. **Laurelbrooke, Section 12-B** – Performance Bond for Roads, Drainage and Erosion Control - \$398,000
Recommendation: Extend in the current amount for six (6) months.
9. **Legends Ridge, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000
Recommendation: Extend in the current amount for six (6) months.
10. **Legends Ridge, Section 8** – Performance Bond On & Off-Site Water (City of Franklin) - \$58,000
Recommendation: Extend in the current amount for six (6) months.
11. **McLemore Farms, Section 2-A** – Maintenance Bond for Roads, Drainage and Erosion Control \$25,000
Recommendation: Extend in the current amount for three (3) months.
12. **White Oak Equine Services** – Performance Bond for Landscaping - \$7,000
Recommendation: Extend in the current amount for six (6) months.
13. **Winterset Woods, Section 1** – Performance Bond for Water (N/CG) - \$160,000
Recommendation: Reduce to maintenance in the amount of \$24,000 for one (1) year, future administration by the Town of Nolensville.
14. **Winterset Woods, Section 1** – Performance Bond for Landscaping - \$75,200
Recommendation: Extend in the current amount for six (6) months, and the Town of Nolensville be named as beneficiary.
15. **Winterset Woods, Section 1** – Performance Bond for Off-Site Road Improvements - \$253,000
Recommendation: Extend in the current amount for six (6) months, and the Town of Nolensville be named as beneficiary.
16. **Winterset Woods, Section 1** – Performance Bond for On-Site Water/Sewer Improvements (Metro) - \$353,200
Recommendation: Extend in the current amount for until April 2007, future administration of this bond by the Town of Nolensville.

17. Winterset Woods, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$675,000

Recommendation: Extend in the current amount for six (6) months, and the Town of Nolensville be named as beneficiary.

18. Winterset Woods, Section 1 – Performance Bond for Off-Site Sewer Improvements - \$38,000

Recommendation: Extend in the current amount for six (6) months, future administration of this bond by the Town of Nolensville.

Commissioner Walton made a motion to accept Staff's recommendation of the items on the Consent Agenda. Commissioner Murdic seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 19

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICAN DISTRIBUTORS FOR A TEMPORARY FIREWORK STAND ON 1.32 ACRES LOCATED AT HENPECK LN/LEWISBURG PIKE IN THE 2ND VOTING DISTRICT.

Ms. Haines reviewed the background (see staff report), recommending approval of this request with the following conditions:

1. That the time period for this conditional use be limited to twenty-eight (28) days annually; specifically from June 20 to July 5 and December 20 to January 2 and that an approved Zoning Certificate be obtained prior to those dates;
2. That a traffic officer be on duty during the peak sales days (July 3 & 4) from 12 noon until 4 p.m.;
3. That this approval is valid for two (2) years unless the site plan is amended, per the criteria set forth in Division 4200 of the Zoning Ordinance;
4. Provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2006 and June 20, 2007; and
5. That the applicant obtain an approved Zoning Certificate prior to the approved operating dates. Said Zoning Certificate will not be issued until proof of insurance is provided and any proposed signs are approved by the Codes Compliance Office.

Chairman Lackey opened the public hearing. There being no comments, the public hearing was closed.

Commissioner Cain made a motion to accept and approve Staff's recommendation. Commissioner Medaugh seconded the motion. The motion passed unanimously.

NON RESIDENTIAL SITE PLANS:

ITEM 20

REVISED SITE PLAN REVIEW FOR ST. IGNATIUS ORTHODOX CHURCH ON 22.29 ACRES LOCATED AT 4671 PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT.

WITHDRAWN

ITEM 21

SITE PLAN REVIEW BELLVIEW CUMBERLAND PRESBYTERIAN CHURCH ON 2.45 ACRES LOCATED AT 4727 MURFREESBORO ROAD IN THE 4TH VOTING DISTRICT.

Mr. Holmes reviewed the background (see staff report), recommending approval with the following conditions:

- 1.) Execution of an Affidavit of Compliance requiring certification by a licensed engineer that construction has occurred per the approved plan; and
- 2.) Posting of a landscaping bond in the amount of \$18,600.

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Mosley seconded the motion. The motion passed unanimously.

ITEM 22

SITE PLAN ADDITION TO FERNVALE COMMUNITY CHURCH ON 2.40 ACRES LOCATED AT 7891 FERNVALE ROAD IN THE 1ST VOTING DISTRICT. (5-2006-008)

WITHDRAWN

ITEM 23

SITE PLAN ADDITION TO BERRY'S CHAPEL CHURCH OF CHRIST FOR THE EDUCATION BUILDING ON 4.15 ACRES LOCATED AT 1777 BERRY'S CHAPEL ROAD IN THE 9TH VOTING DISTRICT.

Mr. Holmes reviewed the background (see staff report), recommending approval of this request with the following conditions:

1. Execution of an Affidavit of Compliance requiring certification by a licensed engineer that construction has occurred per the approved plan;
2. Posting of a landscaping bond in the amount of \$54,150;
3. Issuance of a Land Disturbance Permit; and
4. Execution of a Storm Water Maintenance Agreement and Operation and Maintenance Plan for Storm Water Infrastructure.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Pratt seconded the motion. The motion passed unanimously.

CONCEPT PLAN:

ITEM 24

CHALMERS COVE (PRCD), CONTAINING 378 LOTS ON 586.11 ACRES LOCATED OFF N. BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT.

Mr. Matteson reviewed the background (see staff report). Mr. Matteson noted that the Commission had several letters from area residents before them.

Commissioner Walton asked about the emergency vehicle entrance that was noted on the plat near Elkhart Lane. Mr. David Schwab, Developer and Bill Lockwood, the project engineer, were present to represent this item. Mr. Schwab stated that this entrance could be controlled with a barricade that can be broken through or whippal gates, either would be acceptable, depending on the county standards.

Mr. Schwab pointed out that there is an existing sixty (60) foot easement into Hidden Valley for the access and more land would not be needed for that access. Commissioner Walton stated his concern about sewer capacity, and noted that this property is served by two (2) districts. Mr. Schwab indicated that discussion is ongoing with Cartwright Creek and Lynwood Utility about service to this area, and at present Cartwright Creek would be giving up service rights to Lynwood Utility Corporation. Also, the same issue exists with the water service, and discussion is still ongoing with City of Franklin and Mallory Valley Utility District.

Commissioner Lackey pointed out that his math indicates that Lynwood Utility Corporation is very near capacity, and before this comes back to this Board, an Engineer needs to determine capacity, current usage and commitments, including the county commitments, and show there is capacity for this subdivision. Currently, Commissioner Lackey stated the numbers indicate the capacity is not there to accommodate this project.

Commissioner Lackey stated other problems are with the traffic dumping into two (2) existing roadway that are currently overloaded. Mr. Schwab indicated they are willing to make any road improvements necessary to satisfy the community and the county.

Commissioner Medaugh questioned the topography of the land being able to handle this many lots. Mr. Schwab indicated the topography is why they choose this property, indicating that about 50% of the property would remain in open space and the heavily treed areas would not be disturbed. The project is proposed with a main road through the entire property with 5 "subdivisions" off that main road, part would be public roadways and other parts would be private roadway's, with gated entrances, noting the larger lots would be in the steeper areas of this property. Mr. Schwab also stated that a variance in roadway grades will be required, but only up to 13.5%.

Commissioner Lackey stated that the county does not always approve road grade variances and the probability is not likely with this project. Also, the county has never allowed a subdivision to have both private and public roads and suggests he pick one or the other.

Commissioner Cain asked what the time period will be for completion of the total project. Mr. Schwab indicated there are five (5) phases to this project and estimates approximately a 3-4 year period.

A vote was not required on this item.

SKETCH PLANS:

ITEM 25

**BROWNLAND FARMS SUBDIVISION CONTAINING 51 LOTS ON 86.46 ACRES
LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT**

Mr. Matteson reviewed the background (see staff report), noting a number of items must be address prior to the next submittal. The Preliminary Plat must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans for review/approval by the County Engineer. Such would include any required turn lane improvements within the Henpeck Lane right-of-way. These improvements must be approved by the Highway Commission;
2. Submission of water plans for review and approval by HB&TS Utility District;
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources;
4. Verification by a licensed geologist of the extent and locations of sinkholes on the property; and
5. Submission of a letter from TVA granting approval of any improvements and portions of lots to be located within the easement; and

Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat.

The Final Plat must address the following:

1. Establishment of performance bonds for roads, drainage, and erosion control;
2. Establishment of a performance bond for water improvements in favor of H.B.&T.S. Utility District;
3. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
6. Dedication of right-of-way 30 feet off centerline of Henpeck Lane.

Joey Wilson was present to represent this item.

Commissioner Pratt indicated this property would be better suited if sewer was available and would suggest talking with the developer of Belle Vista to see if it would be possible to connect to their system.

Joey Wilson agreed this is a difficult piece of property, but has tried to make the most out of the areas they do have, by placing the roadway under the TVA easement and placing the roadways around to edges of the property, this allowed the lots to be located in areas where the soils are more suitable for septic.

Commissioner Lackey stated the county does not approve roads or front yards within TVA easements. Mr. Wilson added that TVA is fine with the roadway being located in the easement. Commissioner Lackey added that all properties are not meant to be maximized and this design should be redone.

Commissioner Fisher asked what impact the sink holes would have on the home sites. Mr. Wilson stated they have had a geologist come out and study the sinkholes; however, there has not been a written report yet on his findings.

Commissioner Crohan indicated it would be better at this time, if this project was redesigned to move the roadway out of the TVA easement and away from the sinkholes.

Commissioner Pratt requested that a connection into Oakleaf be sought in order to relieve traffic on Henpeck Lane.

A vote was not required on this item.

FINAL PLAT: REQUESTED TO HEAR PRIOR TO #26

ITEM 32

**SILVER STREAM FARMS, SECTION 1B, CONTAINING 64 LOTS ON 33.13 ACRES
LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT.**

Ms. Haines reviewed the background (see staff report), the staff would recommend approval with the following stipulations:

1. Posting of a performance bond in the amount of \$ 160,000 for roads, drainage and erosion control;
2. Final approval of water plans and posting of a maintenance bond in the amount of \$18,375 as specified by Nolensville/College Grove Utility District;
3. Posting of a performance bond in the amount of \$ 17,000 for sewer services and improvements as specified by Metro Water & Sewer Services;
4. The posting of a performance bond for landscaping in the amount of \$67,000;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. If total land disturbance exceeds one (1) acre and requires a Notice of Coverage from the State Division of Water Pollution Control; individual Notices of Coverage will be required for each lot prior to the issuance of a Land Disturbance Permit.

Mr. Todd Panther, Attorney for Tom Moon, stated that at this time Nolensville has not given formal approval of the road plans, even after all requests for revisions have been submitted to their office. Mr. Panther feels that he and his client have fulfilled all requirements the Town of Nolensville have asked for.

Commissioner Mosley stated that the Town of Nolensville feels that they have been misled by Mr. Moon's initial statements that he owned all the land necessary to

relocate Rocky Fork Road, and feels that until he does have ownership of the necessary land, there is no need to continue. Commissioner Mosley continued, that the roadway is within the Town of Nolensville and feels this board does not have the authority to approve this request.

Commissioner Pratt asked if this property is within the City of Nolensville. Mr. Panther indicated the property for the subdivision is not, but the roadway is. Commissioner Lackey clarified that the roadway to be improved is located within the City of Nolensville.

Mr. Panther noted that there are 3 property-owner interests within the proposed roadway. One is owned outright by Mr. Moon, another section is owned as tenants in common with another owner. Commissioner Pratt asked if Mr. Moon has an easement on the 2nd property, Mr. Panther indicated he does not. And the third property that he has no ownership in. Based on an appraisal conducted by Andrews Appraisal, Mr. Moon has proposed a funds-in-lieu of improvements amount commiserate rate with the value of those properties.

Commissioner Lackey stated that the dilemma goes back to the original approval. The concept was to approve this development with a mitigation strategy to realign and reconstruction a section of Rocky Fork Road, and if Mr. Moon is not able to accomplish this, then we need to start over with a new mitigation strategy; otherwise, he has no level of comfort telling Nolensville that the county has money in an escrow account, available to Nolensville for condemnation.

Steve Clifton, Clifton & King Engineering, indicated that the alignment was based on a TDOT preliminary plan, and Nolensville Planning Commission approved that alignment in May 2005. Therefore, the Engineer told them to proceed with the roadway design based on the approved alignment. Mr. Horne suggested that the actual date was around September or October 2005.

Commissioner Lackey asked Mr. Panther if he was satisfied that the Town of Nolensville is not going to respond to their requests for approval of the road design. Mr. Panther stated he was satisfied that Nolensville is not going to respond and does not understand why.

Commissioner Lackey stated a decision must be made whether to approve a subdivision with required road improvements and no guarantee that those improvements will ever be done.

Commissioner Walton wanted clarification on "who wants the realignment of Rocky Fork Road, whether it was the State or City of Nolensville." Commissioner Lackey indicated it was the State. Commissioner Mosley added that TDOT will not consider any improvements or signalization at Rocky Fork until this realignment is done.

Commissioner Lackey suggested that the applicant go to Nolensville for a last effort to resolve this matter with a new plan for mitigation, if they get no response, then this board will take appropriate further action.

Commissioner Lackey asked that this item be deferred until next meeting, Staff would be directed to report back to the commission with an alternative mitigation strategy and ask that Mr. Panther and his client approach Nolensville and advise them that if approval is not obtained within 30 days, this board will move forward with an alternative mitigation plan.

Mr. Horne suggested that the existing road and bridge plans and properties that Mr. Moon has control of be applied toward that mitigation amount.

Mr. Clifton requested on behalf of this client that this item be deferred.

Commissioner Mosley made a motion to defer until the next meeting, because the roadway plans have not be finalized. Commissioner Medaugh seconded the motion. The motion passed with Commissioners Crohan and Lackey voting “no”.

Commissioner Lackey called for a 5 minute break.

Prior to the meeting reconvening, Commissioner Mosley left.

PRELIMINARY PLAT:

ITEM 26

PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARMS, PHASE 2, CONTAINING 33 LOTS ON 17.33 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report), recommending approval of this preliminary plat pending the following items must be addressed in conjunction with final plat consideration:

1. Establishment of the requisite performance bond amounts for roads, drainage, and erosion control;
2. Final approval of water plans, and establishment of requisite performance bond amounts, as specified by Nolensville/College Grove Utility District;
3. Establishment of the requisite performance bond amounts for sewer, as specified by Metro Water and Sewer Services;
4. Establishment of a landscape bond amount based upon requirements outlined in the site plan review;
5. Identify lots affected by the flood plain with an asterisk and provide a bold note on the face of the plat indicating LFE's for the appropriate lots;
6. Inclusion of assigned addresses, and approved street names;
7. Submission of any proposed entrance signs, or development sign to the Williamson County Codes Compliance office;
8. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Resolution of a traffic mitigation technique.

Commissioner Lackey asked Mr. Panther if he wished to defer this item also. Mr. Panther indicated they would ask for deferral if staff was directed to develop an alternative mitigation plan in conjunction with the proposal.

Commissioner Murdic made a motion to defer until the next meeting and staff be directed to develop an alternative mitigation plan in conjunction with the proposal. Commissioner Pratt seconded the motion. The motion passed with Commissioner Crohan voting no.

ITEM 27

PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARMS, PHASE 3, CONTAINING 39 LOTS ON 29.01 ACRES LOCATED OFF ROCKY FORD ROAD IN THE 5TH VOTING DISTRICT.

WITHDRAWN

ITEM 28

PRELIMINARY PLAT REVIEW FOR BELLE VISTA, PHASE 2, CONTAINING 30 LOTS ON 17.06 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT.

Mr. Matteson reviewed the background (see agenda report), recommending approval of this preliminary plat pending the following items must be addressed in conjunction with final plat consideration:

1. Establishment of performance bonds for roads, drainage, and erosion control;
2. Establishment of performance bond for water improvements in favor of HB&TS Utility District;
3. Establishment of performance bond for the sewer collection system;
4. Submission of landscaping plans and establishment of appropriate performance bond for landscaping;
5. Payment of \$467.50 per lot as mitigation funds in lieu of road improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Documentation that the location of sewage treatment facility components are correctly located as per previous approvals, or that appropriate corrective actions have been taken.

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Murdic seconded the motion. The motion passed unanimously.

ITEM 29

PRELIMINARY PLAT REVIEW FOR BLACK HAWK, PHASE 3, CONTAINING 9 LOTS ON 19.28 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT.

WITHDRAWN

FINAL PLATS:

ITEM 30

FINAL PLAT REVIEW FOR BRENDA BOOKER SUBDIVISION, OFF-SITE SEPTIC EASEMENT, CONTAINING 1 LOT ON 0.606 ACRE LOCATED OFF JOE POPE ROAD IN THE 3RD VOTING DISTRICT.

Mrs. Haines reviewed the background (see agenda report), recommending approval of this final plat.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Cain seconded the motion. The motion passed unanimously.

ITEM 31

**FINAL PLAT REVIEW FOR HARDWOOD ESTATES LARGE LOT EASEMENT
SUBDIVISION CONTAINING 7 LOTS ON 55.75 ACRES LOCATED OFF COMSTOCK
ROAD IN THE 3RD VOTING DISTRICT**

Commissioner Fisher recused herself from participating on this item.

Ms. Haines reviewed the background (see agenda report), recommending approval of this final plat with the following conditions:

1. Posting of a performance bond in the amount of \$59,690 for water extension and construction per HB & TS Utility District;
2. That no building permits will be issued on any lot in the subdivision until the mobile homes on proposed lots #1 & #2 are removed;
3. The Department of Sewage Disposal Management executes this plat; and
4. If total land disturbance exceeds one (1) acre and requires a Notice of Coverage from the State Division of Water Pollution Control, individual Notices of Coverage will be required for each lot prior to issuance of a Land Disturbance Permit.

Commissioner Cain made a motion to accept and approve Staff's recommendation. Commissioner Murdic seconded the motion. The motion passed unanimously.

ITEM 33

**FINAL PLAT REVIEW FOR KINGS CHAPEL, SECTION 2A, CONTAINING 21 LOTS
ON 13.95 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 4TH & 5TH
VOTING DISTRICT.**

Mr. Matteson reviewed the background (see agenda report), recommending approval of this final plat pending the following:

1. Posting of a performance bond in the amount of \$379,000 for roads, drainage and erosion control;
2. Posting of a performance bond in the amount of \$95,000 in favor of Milcrofton Utility District for water line and fire protection improvements;
3. Posting of a performance bond in the amount of \$57,500 for the sewer collection system;
4. Payment of funds in lieu of detention in the amount of \$11,454;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Approval of the revised HOA documents by the County Attorney; and
7. The addition of the following note with respect to lots deemed critical due to slopes – "Prior to permitting, all denoted lots shall provide a geotechnical assessment due to slope and/or colluvial soil conditions. Additionally, engineered footings and inspection reports will be required for these lots".

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Walton seconded the motion. The motion passed unanimously.

ITEM 34

FINAL PLAT REVIEW FOR SONGBIRD SPRINGS LOTS 1-7, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 7 LOTS ON 53.44 ACRES LOCATED OFF SOUTH HARPETH ROAD IN THE 1ST VOTING DISTRICT.

WITHDRAWN

ITEM 35

FINAL PLAT REVIEW FOR SONGBIRD SPRINGS LOTS 8-13, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 45.94 ACRES LOCATED OFF SOUTH HARPETH ROAD IN THE 1ST VOTING DISTRICT.

WITHDRAWN

ITEM 36

FINAL PLAT REVIEW FOR STOCKETT CREEK, SECTION 2, CONTAINING 20 LOTS ON 19.49 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT

WITHDRAWN

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There being no further business, the meeting was adjourned at approximately 9:10 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON MARCH 9TH, 2006.

CHAIRMAN JOHN LACKEY